

2007-R-091

Property Owner: HAMM Farms, LLC.

Agent: Paul McLeod

Existing Zoning: Ag (Agriculture District)

Requested Zoning: R3 (Medium High Density Residential District)

Existing FLUM: Agriculture

Requested FLUM: Residential

STAFF ANALYSIS

Part I. General Information:

Applicant: HAMM Farms, LLC.

Agent: Paul McLeod

Project Location: Kimbro Road, Milton

Parcel Number: 21-2N-28-0000-00600-0000

Parcel Size: Total acreage requested = 23.85 (+/-) acres

Purpose: Multifamily residential

Requested Action(s): (1) Amendment of the Land Development Code Official Zoning Map changing the zoning district **from Ag to R3**; and,
(2) Large scale amendment of the Comprehensive Plan Future Land Use Map changing the future land use designation **from Agriculture to Medium High Density Residential**.

Existing Zoning Description: AG (Agriculture District) allows detached single family residential structures and mobile homes. Also allows accessory structures, facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry, horse and livestock raising, provided all buildings for such accessory uses meet setback requirements for primary buildings. Maximum allowable density = 1 dwelling unit (du) per acre.

Proposed Zoning Description: R3 (Medium High Density Residential District) allows detached single-family structures, zero lot line, patio homes, cluster homes, duplexes, attached and detached multiple family residential structures, group homes, and accessory structures and facilities. Mobile homes are prohibited. Maximum allowable density = 18 du per acre.

Existing FLUM: Agriculture (max 1 du per acre)

Proposed FLUM: Residential (max 18 du per acre)

Current Use of Land: Vacant and wooded

Surrounding Zoning: The property is surrounded by Ag (Agriculture District). R1 (Single Family Residential) is located northwest of the subject site and south across Oakland Drive. Approximately 5.00 (+/-) acres zoned R3 (Medium High Density) is located near the intersection of Oakland Drive and Kimbro Road.

Rezoning History: In 2006, 10 acres south of the subject site along Kembro Road was rezoned from RR1 (Rural Residential District) to R1 (Single Family Residential District) with the condition of a maximum of 25 homes. In 2007, 28.95 acres north of the proposed rezoning along Highway 87 N was rezoned from Ag (Agriculture District) to HCD (Highway Commercial Development District).

Part II. Data and Analysis

Traffic: Staff agrees with the applicant's conclusion that the maximum allowable units of the proposed Future Land Use Map amendment will not exceed the adopted level of service of the potentially impacted roadway segments.

Potable Water: The applicant's analysis indicates current capacity for the proposed development verified by the servicing utility (Point-Baker Water Service). Staff has reviewed the potable water information and concurs with the applicant's analysis.

Sanitary Sewer: The applicant's analysis indicates sanitary sewer is currently not available; however, new commercial projects in the area will extend sewer service to this area provided by the City of Milton. The applicant's analysis indicates current capacity for the proposed development verified by the servicing utility (The City of Milton). Staff has reviewed the sanitary sewer information and concurs with the applicant's analysis.

Solid Waste: The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based on estimated population projections, the remaining life of this airspace is approximately 30 years.

Drainage: Staff has reviewed the drainage information and concurs with the applicant's analysis.

Parks, Recreation and Open Space: There are no Neighborhood or Community parks located near the subject site, and the applicant does not indicate if they plan to include recreation facilities as part of their development.

Schools: The applicant has not provided a letter of verification from the School District of Santa Rosa County indicating that there is no objection to the proposed rezoning.

Consistency with the Adopted Comprehensive Plan: Staff has reviewed this information and concurs with the applicant's analysis in part with the exception of compatibility. Currently, the majority of uses surrounding the site is single family residential, vacant, and proposed commercial along Highway 87. The applicant has not demonstrated through a conceptual site plan that the development is compatible with the surrounding areas.

***PROPOSED LARGE SCALE
COMPREHENSIVE PLAN AMENDMENT
SUBJECT PROPERTY***

Approximately 23.85 Acres North of Milton on Kembro Rd.

***SANTA ROSA COUNTY
FLORIDA***

Parcel ID numbers:

21-2N-28-0000-00600-0000

Existing Zoning: AG (Agriculture District)
Existing Future Land Use (FLU): Agriculture

Requested Zoning: R-3 (Medium High Density Residential District)
Requested Future Land Use (FLU): Residential

Owner:
HAMMM Farms LLC.
3174 Southfork
Pace, Florida 32571
850-623-9493

August, 2007

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Attachment P -	City of Milton Sanitary Sewer Availability Letter
Attachment Q -	Point Baker Water System Potable Water Availability Letter
Attachment R -	Traffic Concurrency Analysis by Garrett Consulting Services, Inc.
Attachment S -	National Flood Insurance Program, Flood Insurance Rate Map, Community Panel Number 12113C0320G
Attachment T -	School District, Sufficient School Capacity Letter

Overview:

This request seeks to rezone approximately 23.85 acres from AG to R-3 and revise the Future Land Use Map for this property from Agriculture to Residential. This parcel is located approximately four miles north of Milton on the west side of State Highway 87 is identified on attachment A, included in the attached Support Documents. Approval of this rezoning request will allow for sensible development of this property in a manner compatible with adjacent residential developments and current commercial growth without adversely impacting the environment or degrading any of the level of service standards set forth by Santa Rosa County in the Comprehensive Plan.

Description of Property:

This property is presently vacant forested land and is gently sloping with the majority of the site sloping west. The property has 865 feet of frontage on Kembro Rd. and 93 feet of frontage on Oakland Dr. The 93 feet of frontage on Oakland Dr. is located directly across from the intersection of Spruce and Oakland. The property is located adjacent to a parcel in which was recently rezoned from AG to Commercial. The commercial property's future land use was AG at the time of its rezoning.

We submit that this request is a logical extension of current and future growth patterns for the area. Specifically, new large scale commercial developments currently taking place. Existing single family residential developments currently exist adjacent to the subject site and are also located to the north as shown on the attachments. The primary access for the proposed development will be Kembro Rd and Oakland Dr.

The following paragraphs and supporting documents are presented to demonstrate that this request is in conformance with the current Santa Rosa County Comprehensive Plan. The analysis presents detailed data for infrastructure capacities and overall suitability of this site for the proposed use. Consideration is also given to protecting the County's valuable natural resources while providing logical areas for future growth to accommodate a growing population.

Analysis:

The following concurrency analysis for the various infrastructure elements necessary to support this development is based on the theoretical yield of 18-units per acre or 430 residential units. It should be understood that these are preliminary numbers and will be subject to change pending results of a geotechnical study and final site layout/design. Prior to any development order being issued by Santa Rosa County, infrastructure concurrency must be demonstrated for the actual final design by the applicant using current data. Detailed engineering drawings, specifications, and calculations will be required for review and approval by the appropriate Santa Rosa County, State and Federal regulatory agencies. Upon approval of this rezoning request, this detailed

information will be submitted to appropriate regulatory agencies for review and approval prior to any development activity.

Potable Water:

Subject property is within the service area of Point Baker Water System, Incorporated. Currently, a water main is available to serve the site. Any necessary extension of water service required for connection to subject parcel will be accomplished by the developer at no cost to the public. The estimated potable water demand for this site is approximately 115,670 gallons per day ($100 \text{ gpdc} \times 2.69 \text{ persons/unit} \times 430 \text{ Units} = 115,670 \text{ gallons per day}$). Point Baker Water System, Incorporated, has indicated they have the available capacity to support this demand. Reference attachment Q, in the Support Documents section of this report. The following illustrates the theoretical impact the proposed rezoning could have on the Point Baker Water System:

Current Data:

Point Baker Water System

Maximum Capacity:	3.154 million gallons per day
Demand:	0.780 million gallons per day

Year 2010 Data:

Point Baker Water System

Maximum Capacity:	3.154 million gallons per day
Demand:	0.854 million gallons per day

Year 2020 Data:

Point Baker Water System

Maximum Capacity:	3.154 million gallons per day
Demand:	1.001 million gallons per day

From information presented above and obtained from Point Baker Water System, it is evident that sufficient capacity exists to serve this proposed development.

Sanitary Sewer:

This site is located within the sewer franchise area of the City of Milton. Currently, no sewer service is provided for this area. However, current new commercial projects in the vicinity will have sewer provided by the City of Milton. It should be noted that the City's treatment plant capacity is adequate and that the problem is that the City does not have a sewer line extended to the area. Since it does appear possible at this time that the City will provide sewer service, the following data is presented. The estimated sanitary sewer demand for this site is approximately 104,103 gallons per day ($90 \text{ gpdc} \times 2.69$

persons/unit X 430 Units = 104,103 gallons per day). Reference attachment P, in the Supporting Documents.

Current Data:

City of Milton Sanitary Sewer System

Maximum Capacity:	2.5 million gallons per day
Demand:	1.005 million gallons per day

Year 2010 Data:

City of Milton Sanitary Sewer System

Maximum Capacity:	2.5 million gallons per day
Demand:	1.187 million gallons per day

Year 2020 Data:

City of Milton Sanitary Sewer System

Maximum Capacity:	2.5 million gallons per day
Demand:	1.549 million gallons per day

From information presented above and in attachment P, sanitary sewer service will be provided to this project upon availability from the City of Milton.

Solid Waste:

Solid waste disposal services for this proposed residential development will be provided by private contract vendors. At a generation rate of 6 pounds per capita day times 430 units at an average of 2.69 persons per unit, a total of 6,941 additional pounds of solid waste would be generated per day. Adequate capacity is currently available in facilities operated by Santa Rosa County. With a current maximum capacity of 593 acres of landfill with 84 acres filled, the County has adequate solid waste capacity for the next 75 years. The following data provide by Santa Rosa County Planning and Zoning is presented:

<u>Year</u>	<u>Total Demand 6 ppc/d</u>	<u>Countyside Capacity</u>
2010	1,590 cy/d*	15.103 mc/y*
2020	1,958 cy/d*	9.303 mc/y*

* cy/d = cubic yards per day
mc/y = millions of cubic yards

This proposed new development will not adversely affect the adopted LOS standard for solid waste.

Traffic:

Please refer to attachment R in the supporting documents for a detailed traffic analysis for this proposed land use change. This analysis has been prepared by Garrett Consulting Services, Inc., a local traffic consultant, in accordance with established procedures and guidelines. This analysis demonstrates that adequate traffic capacity is available on the affected roadway segments.

Drainage:

A stormwater management plan for any future development on this site will be provided to meet the requirements of the Santa Rosa County Land Development Code and Florida Department of Environmental Protection standards. Stormwater management will be provided through collection of surface runoff by swales, curb and gutter, inlets, flumes, underground piping etc. to transmit the water to a detention/retention pond. This system will provide for treatment of the first one-inch of runoff and attenuation of all critical duration storms up to and including the 100-year 24-hour event. Detailed plans and specifications for this system will be prepared by a licensed engineer and provided to Santa Rosa County and the Florida Department of Environmental Protection for their review and approval prior to development approval by the County.

Parks, Recreation and Open Space:

Information provided by Santa Rosa County Planning and Zoning indicates that the County has adequate parks and open space to meet projected growth through 2010 and that the proposed development will not degrade the adopted level of service for parks, recreation, and open space. With 245,967 acres of parks/recreation space available and a current demand of 3,542 acres, more than adequate parks and recreation space is currently available in Santa Rosa County. Santa Rosa County enjoys an abundance of such facilities and has projected that current capacity will be adequate through the year 2020. This proposed development will not adversely affect this element.

Maximum Demand:	3,542 acres
Current:	245,967 acres

Consistency With The Adopted Comprehensive Plan:

The following pages address specific elements of the adopted Santa Rosa County Comprehensive Plan. Review of the information presented on these pages will demonstrate that this proposed amendment is consistent with the adopted Comprehensive Plan for Santa Rosa County. Approval of this rezoning request will provide ± 23.85 additional acres of needed residential property to serve the growing County population. This proposed development will also allow for infill development, thus helping preserve the more rural and agricultural areas of the County located generally to the north. The proposed rezoning will promote consistent land use patterns in the area and thus prevent urban sprawl. This development is compatible with adjacent land uses and has existing infrastructure in place with more than adequate capacity.

Policy 3.1.G.5(B): Requested FLUM changes from an Agriculture Category to a Residential Category shall consider “compatibility of the proposed plan of development with the surrounding areas, compatibility may be achieved through design”.

And

Policy 3.1.G.5(C): Requested FLUM changes from an Agriculture Category to a Residential Category shall consider “whether or not the proposed amendment is located adjacent to areas already within a residential category”.

Response: Multiple residential developments currently exist either adjacent to or in close proximity to the subject site. These existing developments are located both to the north and to the south of this property. Recently, rezoned HCD commercial property lies just to the east of this property. Accordingly, this request provides for a logical progression of housing from commercial through to single family residential. This progression of housing is compatible with the current development pattern in the area and would allow for an “infill” development of this site. Refer to the attached support documents for additional information.

Policy 3.1.G.5(D): Requested FLUM changes from an Agriculture Category to a Residential Category shall consider “The availability of adequate infrastructure, as described in Policy 3.1.G.6 below, and as provided through the County’s concurrency management system”.

Response: As described in the above analysis, infrastructure capacity is currently present to support the proposed development. This request is therefore consistent with this policy.

Policy 3.1.G.5(E): Requested FLUM changes from an Agriculture Category to a Residential Category shall consider “the suitability of the proposed site for the proposed type of development”.

Response: The predominant soil types found on this site are Troup Loamy Sand and Lakeland Sand making this site particularly well suited for this type of development. Refer to attachment N, in the Supporting Documents. A brief overview of information from the Santa Rosa County Soil Survey for each of these soil types relative to their development potential is as follows:

Troup Loamy Sand: This well drained soil has a moderate to medium potential for most agricultural purposes and a very high potential for septic tank absorption fields, local roads and street, dwellings without basements, and low commercial buildings.

Lakeland Sand: This excessively drained soil has poor to medium potential for most agricultural purposes and a very high potential for septic tank absorption fields, dwellings without basements, and local roads and streets and a high potential for low commercial buildings.

As can be seen from the above descriptions, this site is particularly well suited for the proposed use. Approval of this request will result in a residential development on a site that is not burdened with many of the problems associated with sites having a low development potential. This request is therefore consistent with this policy.

Policy 3.1.E.6: The County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year flood plain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements:

Response: As shown on attachment S, this site is located in Zone “X”, areas of minimal flooding per the FEMA Flood Insurance Rate Map indicating that the site is not prone to flooding. This request is therefore consistent with this policy.

Policy 3.1.G.4: No future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such a finding upon receipt of a report from the LPA.

Response: This proposed development will promote compact development of a residential nature that is consistent with the surrounding area. This request would result in “infill” development between existing residential areas with convenient access to employment, shopping, schools, churches and other facilities and thus discourage urban sprawl.

Policy 5.1.C.8: The County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use, and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods.

Response: The requested zoning and land use change is compatible with the recent adjacent property zoning changes and the Hwy 87 commercial corridor. Our proposal will provide a logical higher density residential area located between commercial and other single family residential areas. Refer to the Existing Zoning and Land Use Maps shown in the attached Supporting Documents of this report. We submit therefore, that this request is consistent with this policy.

Policy 8.1.A.2: The land use categories shown on the Future Land Use Maps take into consideration the compatibility of development with natural resources. In reviewing requests for amendments to the Future Land Use Map, the County will consider the impact of the request on environmentally sensitive land uses and will direct incompatible land uses away from such areas. For purposes of Future Land Use Map amendment reviews incompatible uses will be those that would necessarily result in greater impact to on-site environmentally sensitive lands that would occur under the current Future Land Use designation. If necessary to fulfill this requirement, the applicant may be required to submit a survey indicating the location of environmentally sensitive lands along with site plans demonstrating the potential impact of development under the current Future Land Use designation and under the proposed Future Land Use designation.

Response: Previous sections of this report have indicated that this site is particularly well suited for the type of development proposed and will not adversely impact the environment or degrade the County's natural resource base. Within the Support Documents are five additional maps (attachments O, L, K, J and I) which will be discussed below to address this policy.

Attachment O – Wetland Map: (Source: U.S. Fish & Wildlife Service): This map indicates the complete absence of wetlands located within the boundaries of this site and that the entire site is uplands.

Attachment L - Vegetative Communities Map: (Source: Florida Department of Environmental Protection): This map indicates the presence of three different vegetative communities on the subject site: Coniferous Plantations. This community type is consistent with this type of development.

Attachment K – Strategic Habitat Map: (Source: Florida Fish and Wildlife Conservation Commission): This map indicates no strategic habitat for this site. Additionally, no known endangered species impacts or other adverse environmental impacts would result from development of this site as proposed.

Attachment J – Habitat and Land Cover Map: (Source: Florida Fish and Wildlife Conservation Commission): This map indicates the presence of Pinelands, Hardwood Hammocks and Forests, Grassland, and Sandhill for this site, all of which are compatible with the proposed site development.

Attachment I – Biodiversity Hot Spots Map: (Source: Florida Fish and Wildlife Conservation Commission): This map shows this property has no focal species.

Again, we submit from the above data, this site is well suited for the proposed use, and will not result in any adverse environmental or natural resource impacts and will be a sensible use for this site.

SUPPORTING DOCUMENTS

Attachment A -	Location Map
Attachment B -	Future Land Use Map
Attachment C -	Proposed Future Land Use Map
Attachment D -	Current Zoning Map
Attachment E -	Proposed Zoning Map
Attachment F -	Existing Land Use Map
Attachment G -	Aerial View Map
Attachment H -	Military Airport Zone for NAS Whiting Field
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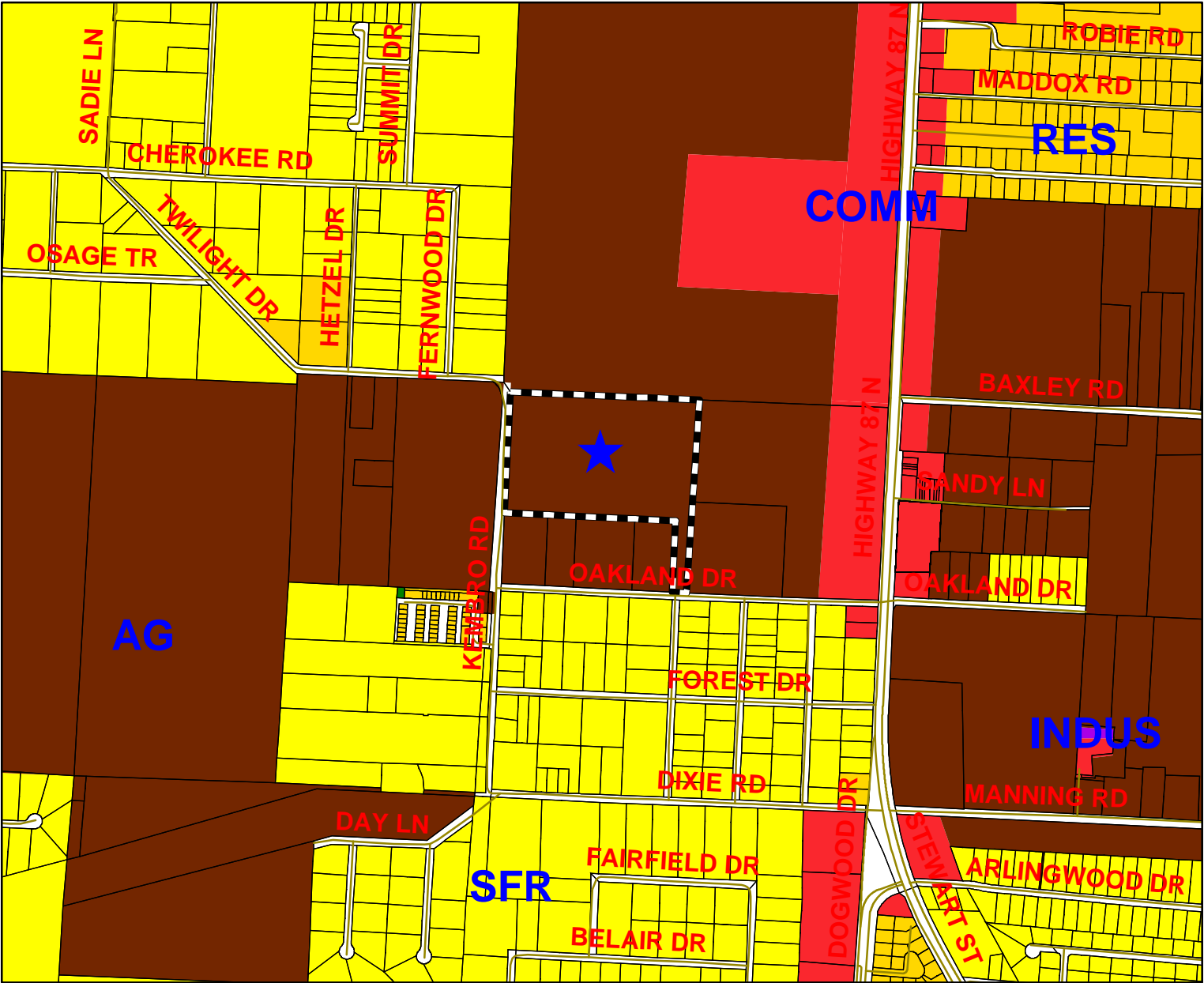
Attachment A



Streets
Davis_Property_LSA

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Future Land Use Map



1 inch equals 1,000 feet



Legend

- Streets

Davis_Property_LSA

Parcels
- FLUM**

AGRICULTURE (AG)

SINGLE FAMILY RESIDENTIAL (SFR)

MEDIUM DENSITY RESIDENTIAL

RESIDENTIAL (RES)

COMMERCIAL (COMM)

CONSERVATION/RECREATION (CON/REC)
- GP SINGLE FAMILY RESIDENTIAL (GPSFR)

GP RURAL RESIDENTIAL (GPRR)

BAGDAD HISTORIC DISTRICT (HIS)

INDUSTRIAL (INDUS)

MARINA (MARINA)

MILITARY (MIL)

MIXED RESIDENTIAL COMMERCIAL (MRC)

NAVARRE BEACH COMMERCIAL (NBCOMM)

NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
- NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)

NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMDR)

NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)

NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMR)

NAVARRE BEACH UTILITIES (NBU)

CITY

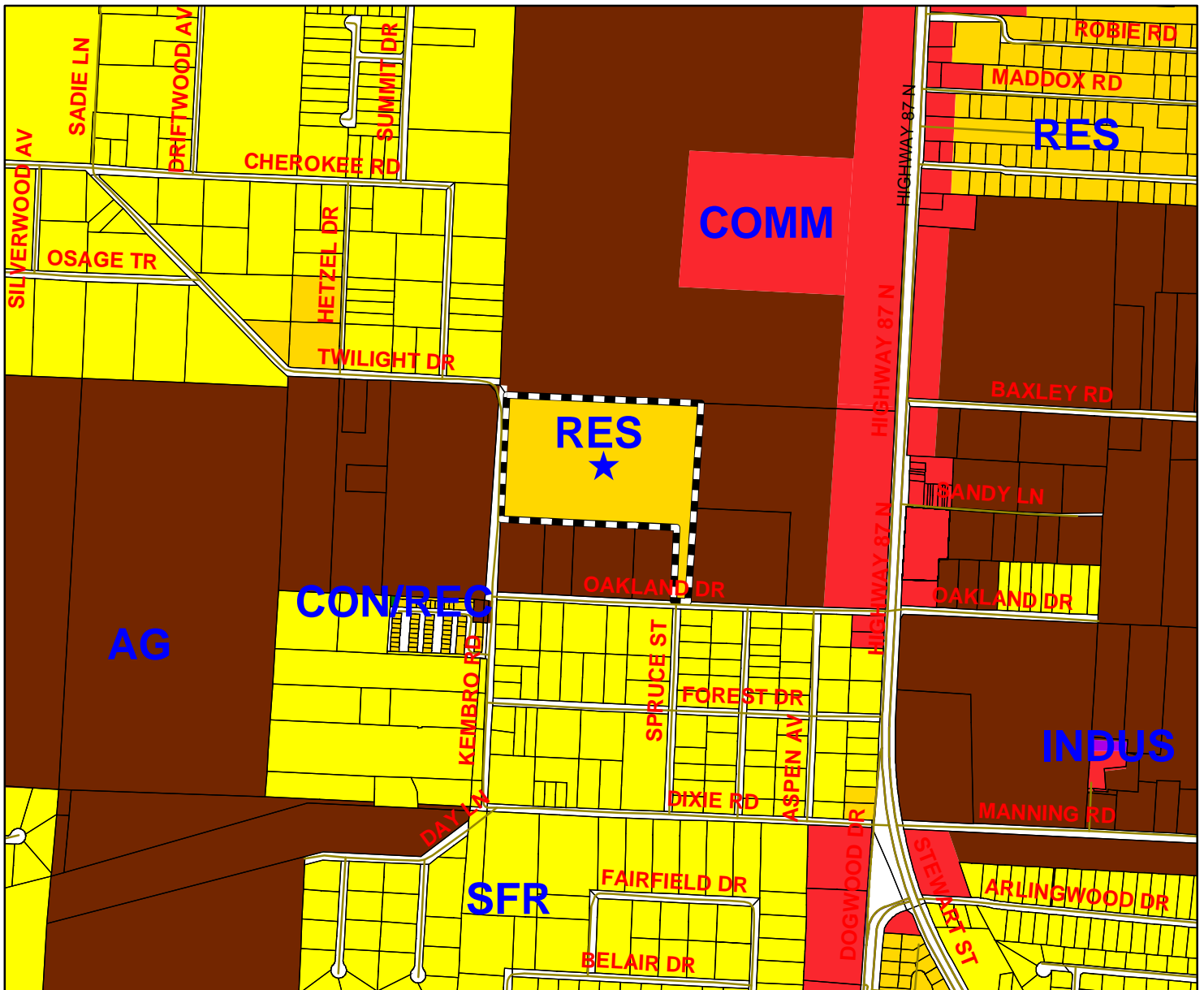
RAIL

WATER

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Proposed Future Land Use

Attachment C



1 inch equals 1,000 feet



Legend

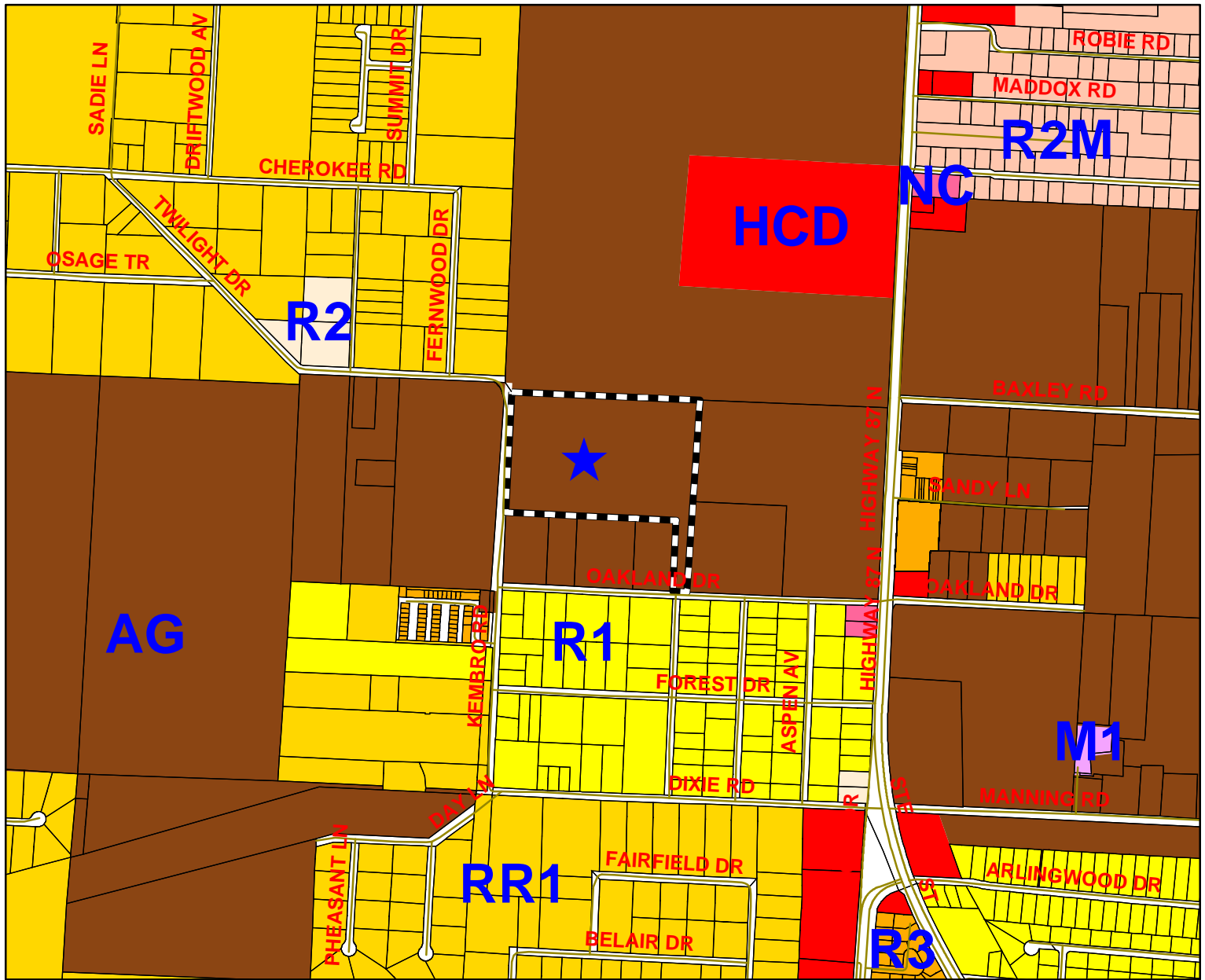
Streets	CONSERVATION/RECREATION (CON/REC)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
Main Roads	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
Davis_Property_LSA	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
Parcels	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
FLUM	INDUSTRIAL (INDUS)	NAVARRE BEACH UTILITIES (NBU)
AGRICULTURE (AG)	MARINA (MARINA)	CITY
SINGLE FAMILY RESIDENTIAL (SFR)	MILITARY (MIL)	RAIL
MEDIUM DENSITY RESIDENTIAL	MIXED RESIDENTIAL COMMERCIAL (MRC)	WATER
RESIDENTIAL (RES)	NAVARRE BEACH COMMERCIAL (NBCOMM)	
COMMERCIAL (COMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	

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Current Zoning Map

Attachment D



1 inch equals 1,000 feet



Legend

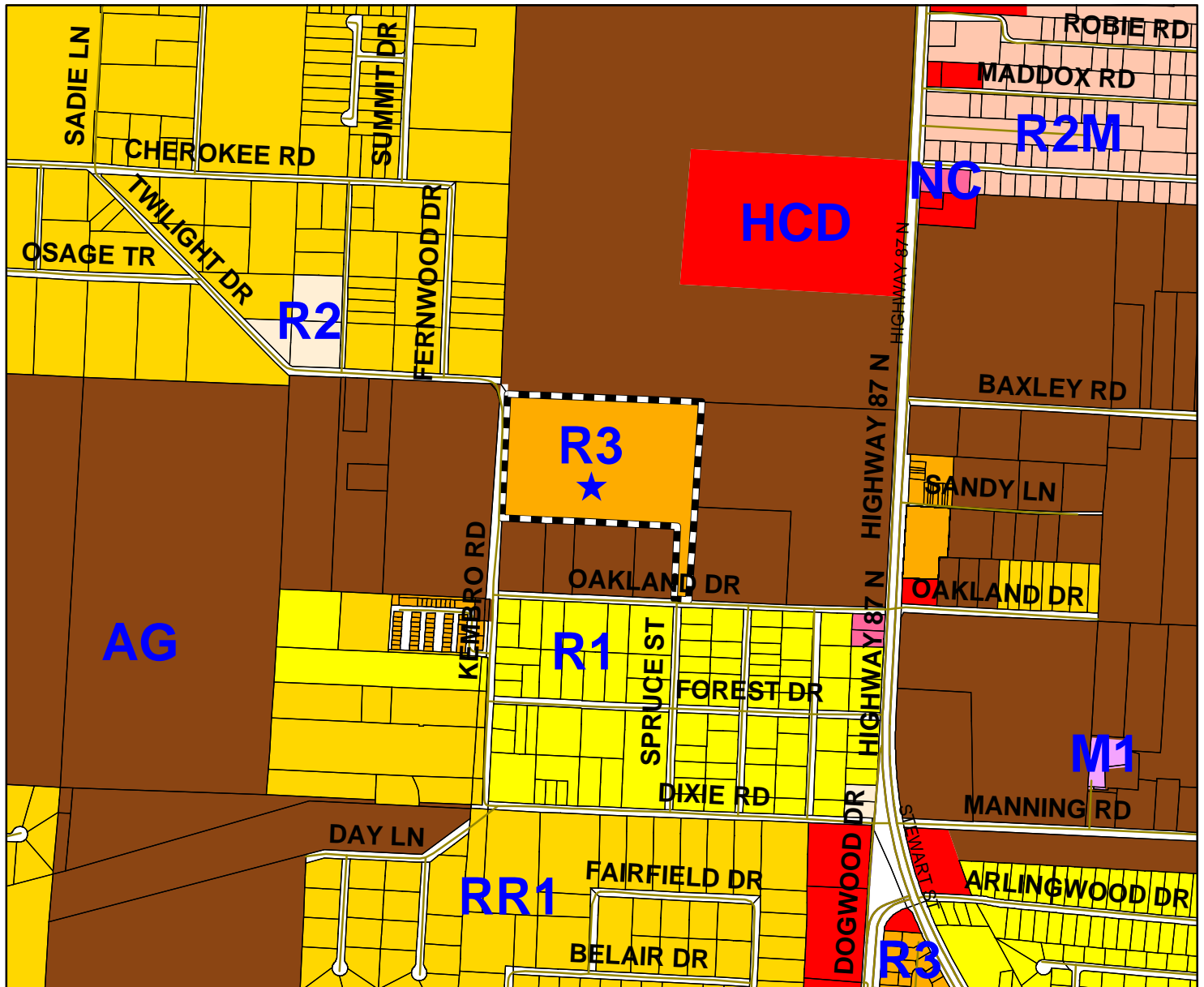
Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
Davis_Property_LSA	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
Zoning District	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach - Medium Density	

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Proposed Zoning

Attachment E



1 inch equals 1,000 feet



Legend

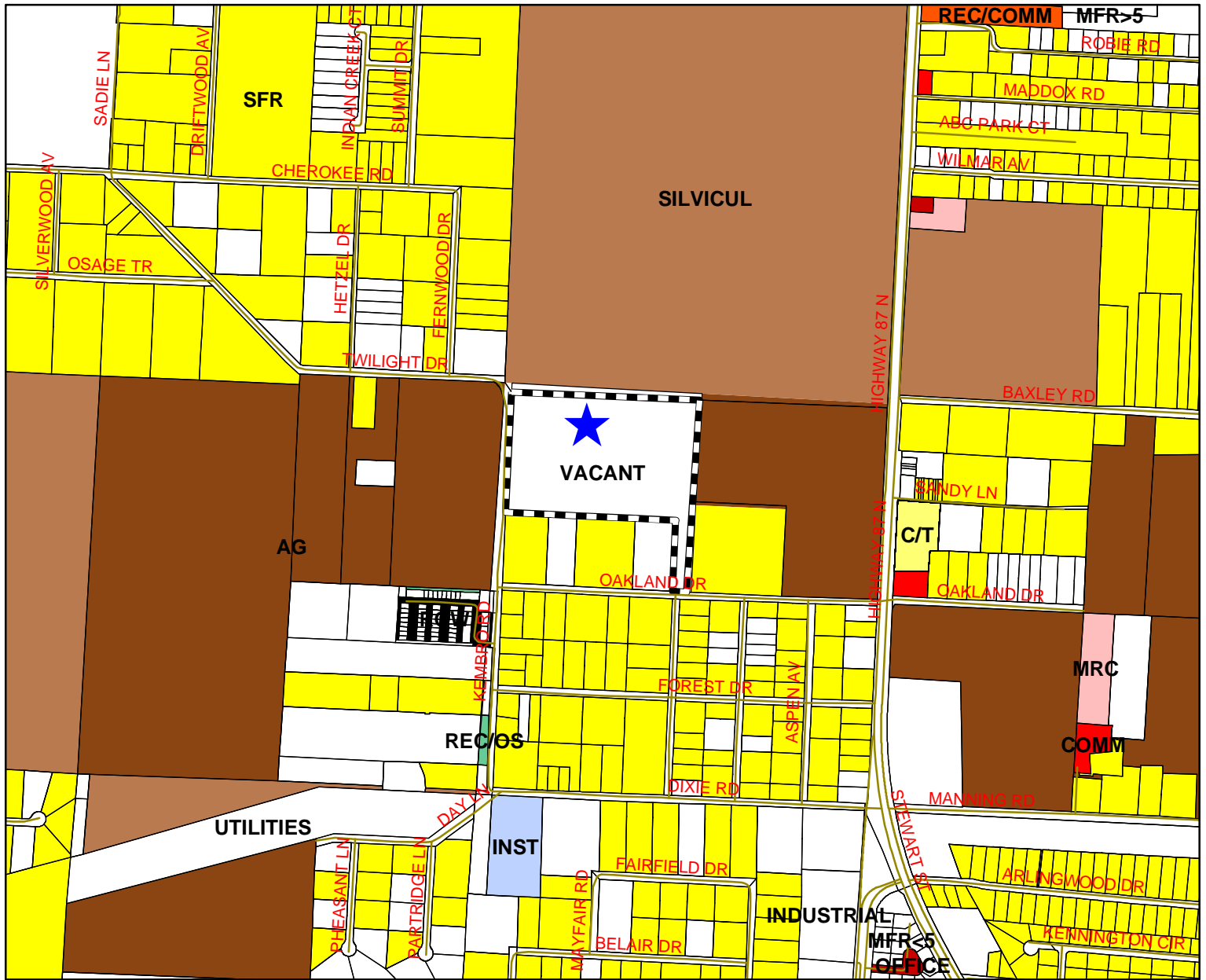
Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
Main Roads	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Davis_Property_LSA	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
Parcels	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Zoning District	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture/Rural Residential (AG)	Passive Park (P-1)	Town Center 1 (TC1)	State
Agriculture (AG2)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina (C-1M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Marina and Yacht Club (C-2M)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Historical/Commercial (HC-1)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Highway Commercial Development (HCD)	Single Family Residential (R-1A)	Navarre Beach -Medium Density	
Historical/Single Family (HR-1)			

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Existing Land Use Map

Attachment F



1 inch equals 1,000 feet



Legend

Streets	City	Recreation/Open Space
Davis_Property_LSA	Commercial	Right of Way
Parcels	Institutional	Single Family Residential
ELUM	Military	Silviculture
CATEGORY	Mixed Residential/Commercial	Unknown
Agriculture	Office	Vacant
Agriculture Homestead	Public Owned Property	Water
Condo/Townhomes	Recreation/Commercial	

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1 inch equals 500 feet



Legend

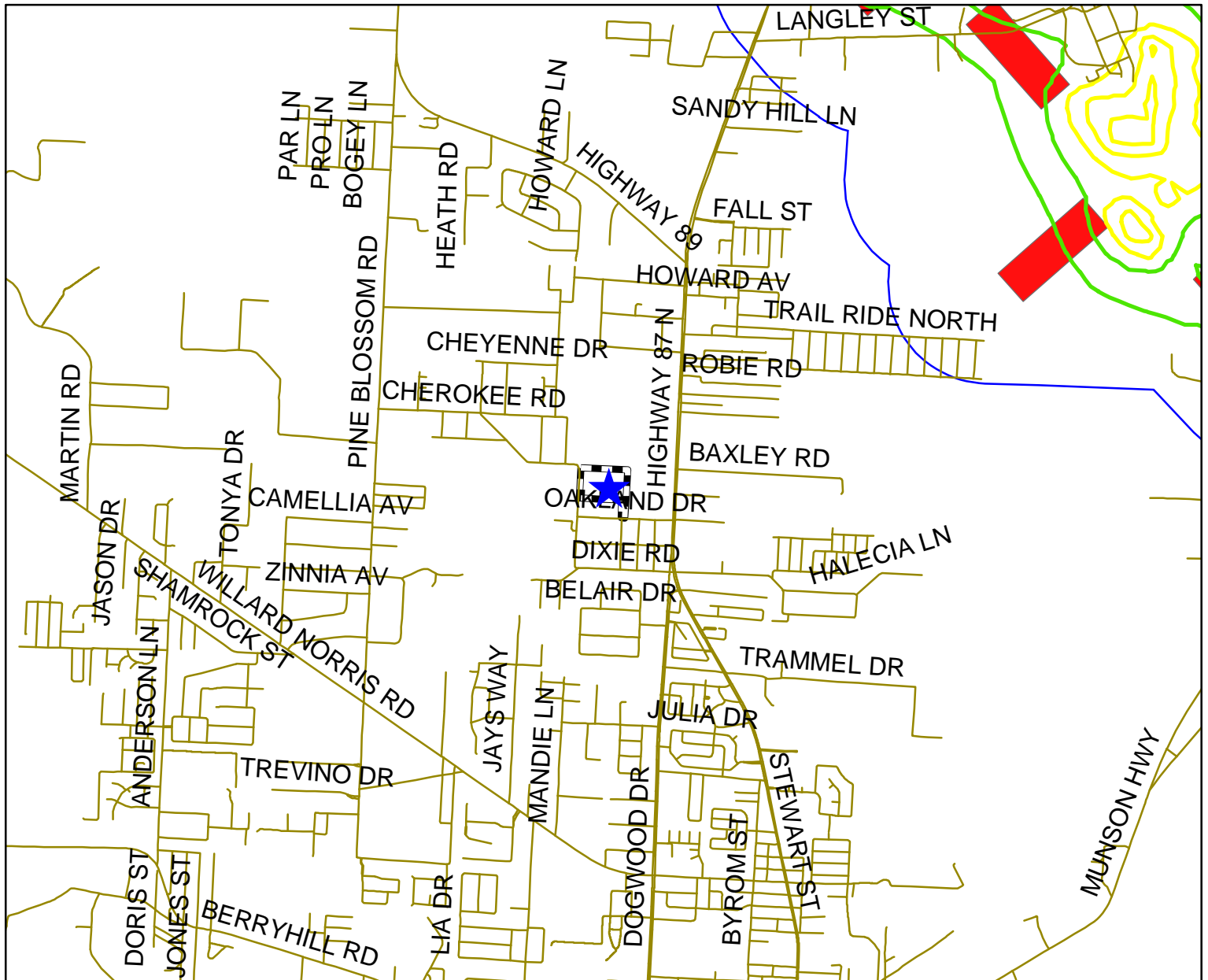
-  Streets
-  Davis_Property_LSA
-  Parcels

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Military Airport Zone for NAS Whiting Field

Attachment H



1 inch equals 4,000 feet



Legend

Streets

Davis_Property_LSA

noise contours

DB

Less than 65db

65 - 75db

Greater than 75db

APZ

Accident Potential Zones

A

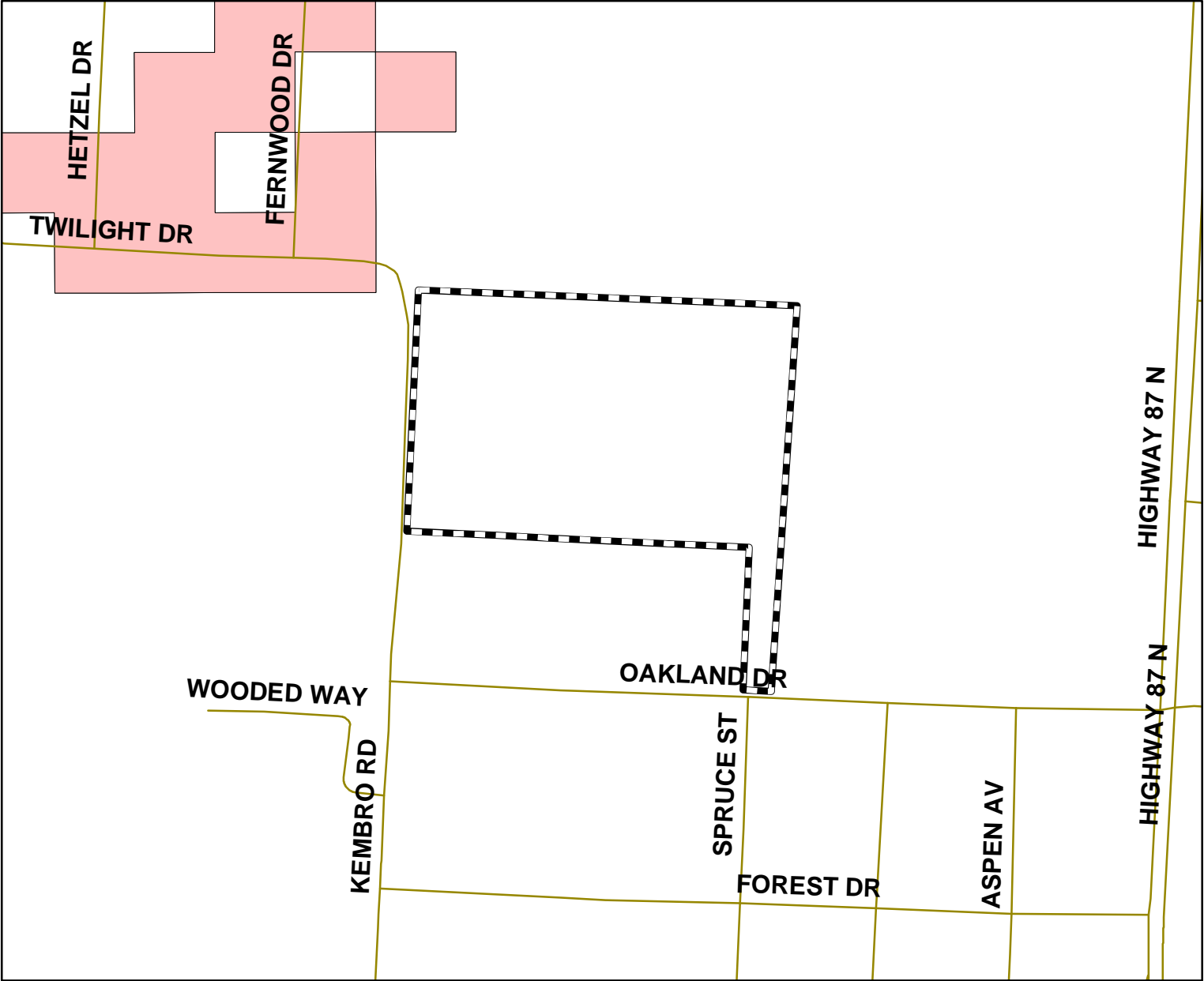
B

C

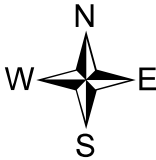
MAZPAZ

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1 inch equals 500 feet



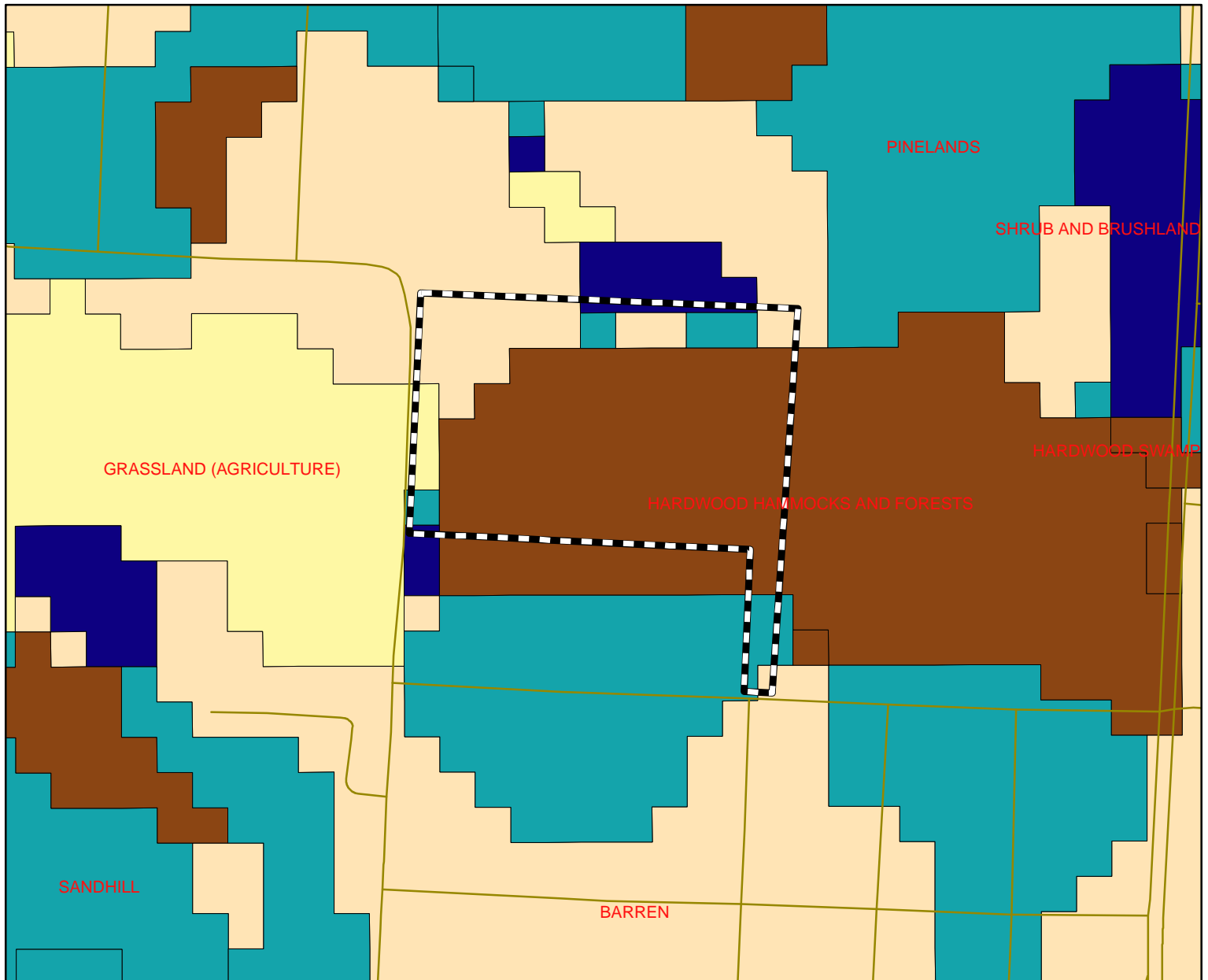
Legend

- Streets
- Davis_Property_LSA
- Biodiversity Hotspots**
 - 3-4 FOCAL SPECIES
 - 5-6 FOCAL SPECIES
 - 7 OR MORE FOCAL SPECIES
 - SPECIES OCCURRENCE RECORD
- Water Bodies
- No Focal Species

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Habitat and Landcover

Attachment J



1 inch equals 500 feet



Legend

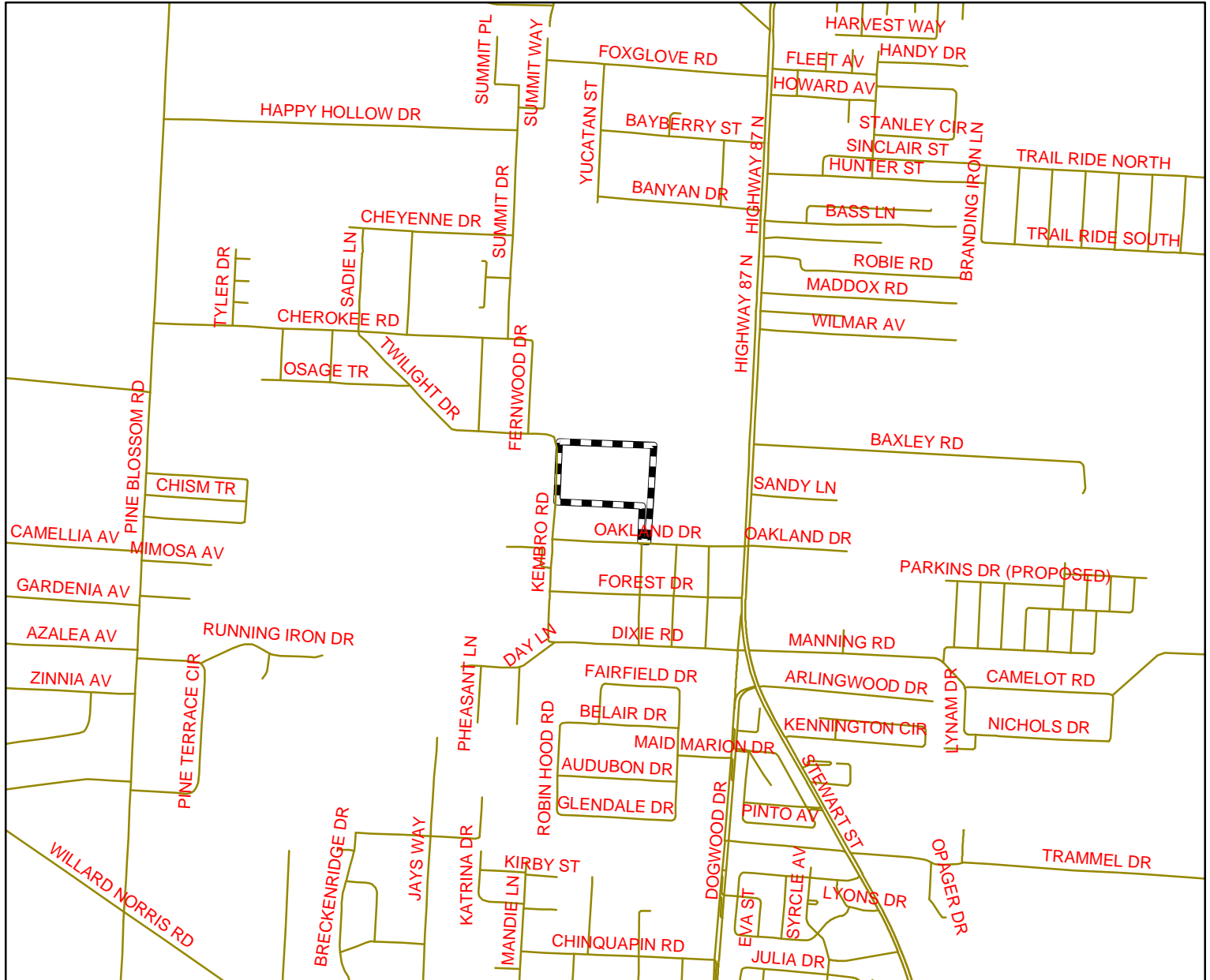
Streets	CYPRESS SWAMP	PINELANDS
Davis_Property_LSA	FRESHWATER MARSH AND WET PRAIRIE	SAND PINE SCRUB
BARREN	GRASSLAND (AGRICULTURE)	SANDHILL
BAY SWAMP	HARDWOOD HAMMOCKS AND FORESTS	SHRUB AND BRUSHLAND
BOTTOMLAND HARDWOODS	HARDWOOD SWAMP	SHRUB SWAMP
COASTAL SALT MARSH	MIXED HARDWOOD-PINE FORESTS	XERIC OAK SCRUB
COASTAL STRAND	OPEN WATER	

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Strategic Habitat

Attachment K



1 inch equals 2,000 feet



Legend

Streets

Davis_Property_LSA

StrategicHabitat

Strategic Habitat Conservation

Water Bodies

Existing Conservation Land

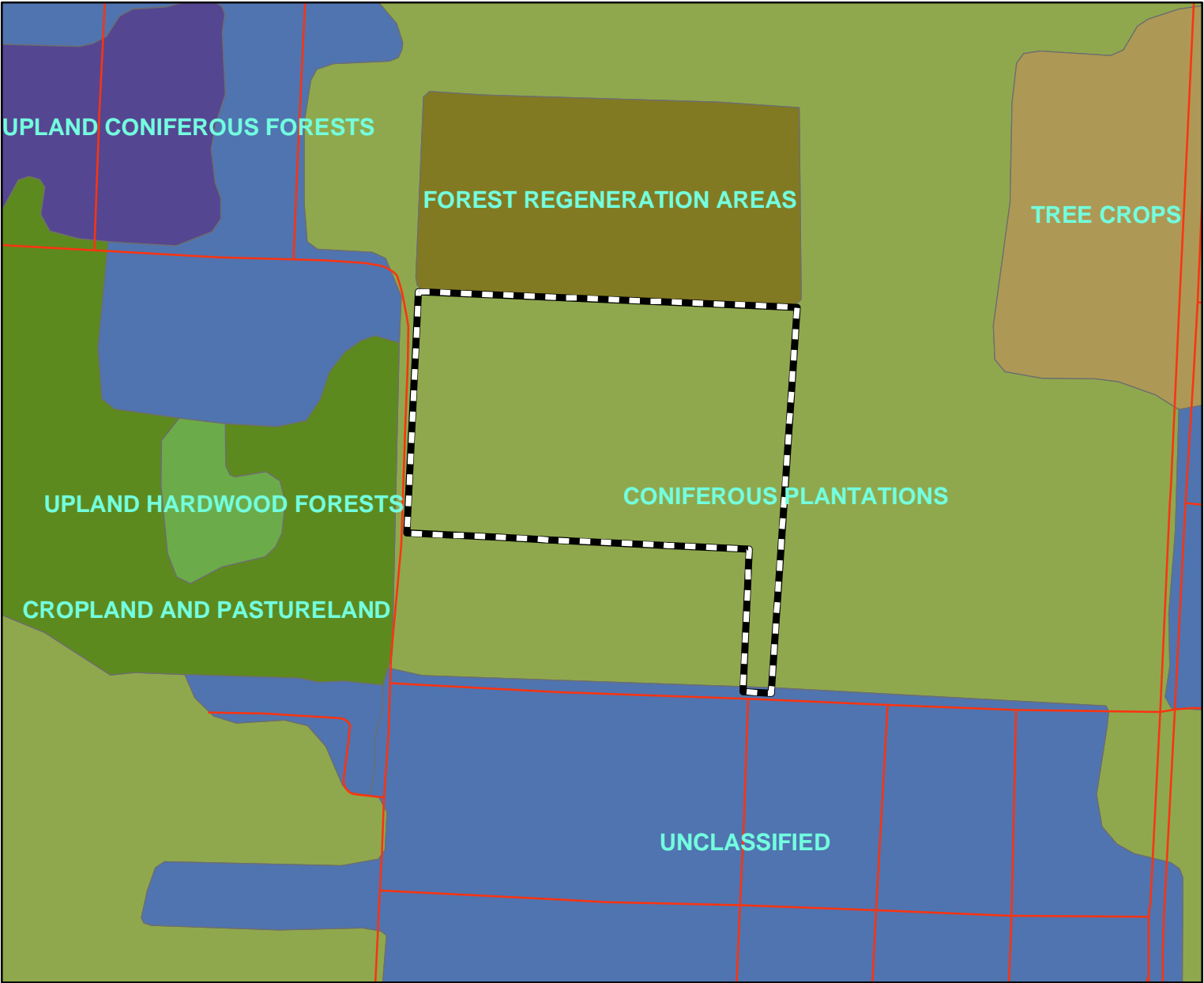
Non-Habitat/Conservation Area

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Vegetative Cover

Attachment L



1 inch equals 500 feet



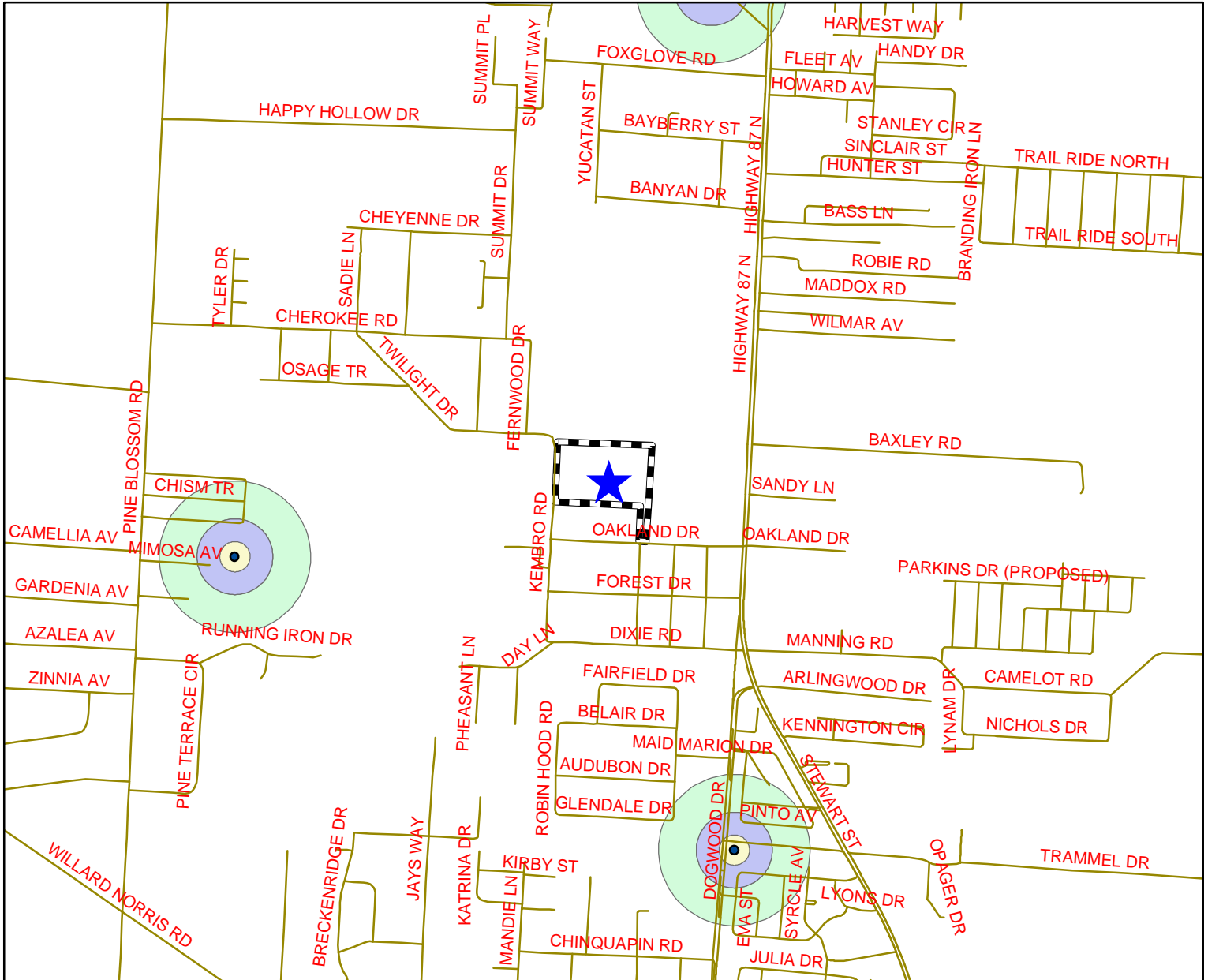
Legend

Streets	EMBAYMENTS NOT OPENING DIRECTLY INTO THE GULF	OUTSIDE STUDY AREA	TREE PLANTATIONS
Davis_Property_LSA	EMBAYMENTS OPENING DIRECTLY INTO THE GULF	RESERVOIRS	UNCLASSIFIED
gisdata.GISADMIN.VegetativeCommunities	EMERGENT AQUATIC VEGETATION	RIVERINE SANDBARS	UPLAND CONIFEROUS FORESTS
ATLANTIC WHITE CEDAR	FOREST REGENERATION AREAS	SALTWATER MARSHES	UPLAND HARDWOOD FORESTS
BAY SWAMPS	FRESHWATER MARSHES	SAND OTHER THAN BEACHES	VEGETATED NON-FORESTED WETLANDS
BEACHES	GUM SWAMPS	SAND PINES	WETLAND CONIFEROUS FORESTS
BURNED AREAS	INLAND PONDS AND SLOUGHS	SHRUB AND BRUSHLAND	WETLAND FORESTED MIXED
COASTAL SCRUB	INTERMITTENT PONDS	SLOUGH WATERS	WETLAND HARDWOOD FOREST
CONIFEROUS PLANTATIONS	LAKES	STREAM AND LAKE SWAMPS	WETLAND HARDWOOD FORESTS
CROPLAND AND PASTURELAND	MIXED CONIFEROUS/HARDWOOD	STREAMS AND WATERWAYS	WETLAND SCRUB SHRUB
CYPRESS	MIXED RANGELAND	TIDAL FLATS	
DISTURBED LAND	OTHER OPEN LANDS (RURAL)	TREE CROPS	

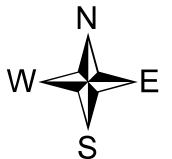
TextDisclaimer:
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Wellhead Protection Map









Attachment M



1 inch equals 2,000 feet



Legend

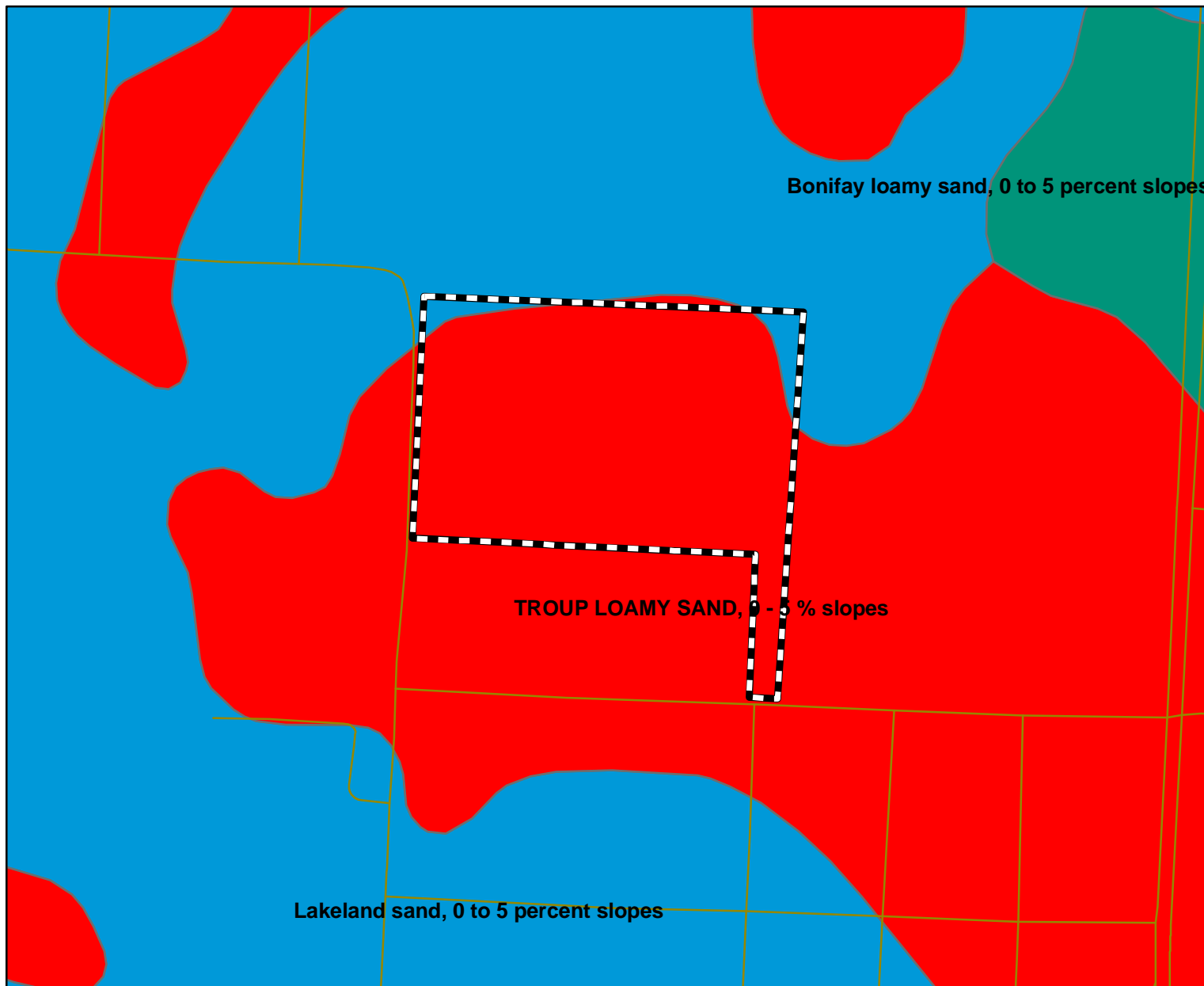
-  Streets
-  Davis_Property_LSA
-  wells
-  200'_Buffer_of_Potable_Water_System_(DEP)
-  200'_floridan_only
-  500'_s&g_only
-  500'_Buffer_of_Potable_Water_System_(DEP)
-  1000'_Buffer_of_sand_and_gravel_only

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Soils Map

Attachment N



1 inch equals 500 feet



Legend

Streets
Davis_Property_LSA

Soils

<all other values>

LEGENDNAME

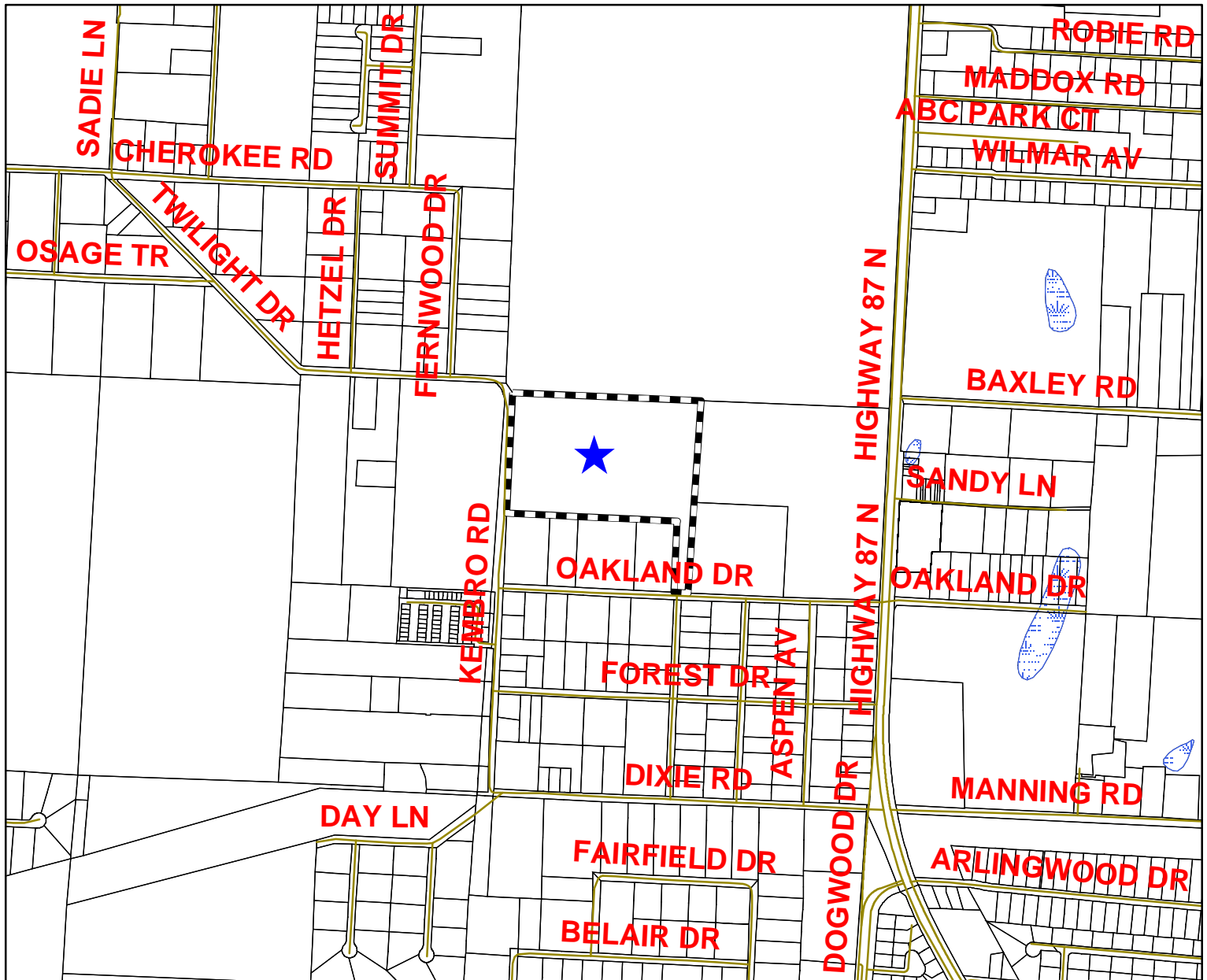
ALBANY LOAMY SAND, 0-5% SLOPES	DOTHAN FINE SANDY LOAM, 2-5% SLOPES	LAKELAND SAND, 5-12% SLOPES	RAINS FINE SANDY LOAM
ANGIE VARIANT LOAM	DOTHAN FINE SANDY LOAM, 5-8% SLOPES	LEON SAND, 0-2% SLOPES	RED BAY SANDY LOAM, 0-2% SLOPES
ARENTS, MODERATELY WET	ESCAMBIA FINE SANDY LOAM, 0-2% SLOPES	LUCY LOAMY SAND, 0-5% SLOPES	RED BAY SANDY LOAM, 2-5% SLOPES
BEACHES	ESTO LOAM, 0-2% SLOPES	LUCY LOAMY SAND, 5-8% SLOPES	RUTLEGE LOAMY SAND
BIBB-KINSTON ASSOCIATION	ESTO LOAM, 5-8% SLOPES	LYNCHBURG FINE SANDY LOAM	TIFTON SANDY LOAM, 0-2% SLOPES
BOHICKET-HANDSBORO	FOXWORTH SAND, 0-5% SLOPES	MAXTON LOAMY FINE SAND, 2-5% SLOPES	TIFTON SANDY LOAM, 2-5% SLOPES
BONIFAY LOAMY SAND, 0-5% SLOPES	FUQUAY LOAMY SAND, 0-5% SLOPES	MEADOWBROOK FINE SAND	TIFTON SANDY LOAM, 5-8% SLOPES
CHEWACLA-WAHEE-RIVERVIEW ASSOCIATION	FUQUAY LOAMY SAND, 5-8% SLOPES	MULAT LOAMY FINE SAND	TROUP LOAMY SAND, 0-5% SLOPES
COROLLA-DUCKSTON SANDS, GENTLY UNDULATING, FLOODED	GARCON LOAMY FINE SAND	NEWHAN-COROLLA COMPLEX, ROLLING	TROUP LOAMY SAND, 5-8% SLOPES
DOROVAN-PAMLICO	GOLDHEAD FINE SAND	ORANGEBURG SANDY LOAM, 0-2% SLOPES	TROUP LOAMY SAND, 8-12% SLOPES
DOTHAN FINE SANDY LOAM, 0-2% SLOPES	GULLIED LAND	ORANGEBURG SANDY LOAM, 2-5% SLOPES	TROUP-ORANGEBURG-COWARTS, 5-12% SLOPES
	JOHNS FINE SANDY LOAM	ORANGEBURG SANDY LOAM, 5-8% SLOPES	URBAN LAND
	KALMIA LOAMY FINE SAND, 2-5% SLOPES	ORTEGA SAND, 0-5% SLOPES	WATER
	KUREB SAND, 0-8% SLOPES	PACTOLUS LOAMY SAND, 0-5% SLOPES	
	LAKELAND SAND, 0-5% SLOPES	PICKNEY LOAMY SAND	
	LAKELAND SAND, 12-30% SLOPES	PITS	

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Potential Wetlands

Attachment O



1 inch equals 1,000 feet



Legend

- Streets
- Davis_Property_LSA
- Parcels
- Wetlands**
 - Uplands
 - Estuarine
 - Lacustrine
 - Palustrine
 - Riverine
 - Marine
 - No Data

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City of Milton

August 28, 2007

Southern Site & Utility, Inc.
Attention: Justin Hinote
8089 Hwy 89 North
Milton, FL 32570

Subject: Sewer availability for Residential Development off Oakland Drive
Parcel ID#: 21-2N-28-0000-00600-0000

Dear Contractor;

After physical inspection of the city's wastewater transmission lines in relation to the above referenced property, the following information is provided:

Currently, the closest sewer is 1.3 miles south at the Santa Rosa County Cooperative Extension Office on Hwy 89. However, a commercial development is coming to the area in the very near future that would extend the city's infrastructure along the western side of Hwy 87 to a point north of the referenced property.

Connection of the subject property would be contingent on upon the following:

1. Connection to the city's sewer system will require installation of a grinder pump/lift station and running sewer force main.
2. A letter to the City Council requesting authorization to connect to the city's wastewater system would need to be received and approved. The Council meets on the second Tuesday of each month at 5:00 p.m.
3. The enclosed Declaration of Covenant, signed and notarized, must be included with the City Council request letter for full consideration of authorization.
4. After Council approval, a letter will be mailed to you detailing the city fees and requirements associated with the connection. All applicable fees would have to be paid prior to construction.
5. The owner/developer would be responsible for all costs associated with system upgrades, road and driveway bores as well as all required permits.

Should you need additional information, please feel free to contact me at 983-5437.

Sincerely,

Brian Watkins
Public Works Director

WBW:cm

Cc: Utility Department
Planning & Development Department
Ricky Hinote, Water/Wastewater Treatment Plant
Donna Adams, City Manager

C:\Documents and Settings\charlotte\My Documents\Sewer Connect & Water\North
Area\JustinHinote.SoSiteUtil.OaklandRd.Swr.212N2800000060000000.doc



350-423-4545
Fax: 350-423-1083
P.O. Box 808
Milton, FL 32573-0808

August 20, 2007

Mr. Justin Hinote
Southern Site and Utility Design, Inc.
5829 Hermitage Circle
Milton, FL 32570

Re: Letter of Water Availability
Hammm Farms, Inc. – R3 Zoning – 429 units
Parcel approximately ¼ mile west of Highway 87 N., off Oakland and Kembro Rds.

This is to certify that potable water service is available for the area listed above.

Water service is not guaranteed until all plans have been reviewed and the impact/connection fees have been received by Point Baker Water System, Inc.

Enclosed is a development application and copy of Point Baker Water System's technical specifications. The letter of availability and development application are valid for eighteen months from the date of this letter.

Sincerely,

Anthony J. Mathis
Manager

HAMMM FARMS PROPERTY

Milton, FL

**TRAFFIC SECTION
of
FUTURE LAND USE AMENDMENT**

Prepared for:
Paul A. McLeod, Jr., P.E.
Southern Site & Utility Design
5829 Hermitage Circle
Milton, FL 32570
850.623.9493

PREPARED BY:



G A R R E T T

C O N S U L T I N G S E R V I C E S , I N C .

707 E. CERVANTES ST., SUITE B-256, PENSACOLA, FL 32501

EMAIL: VIKKI@GARRETTCONSULTING.BIZ

850.438.6469

WEBSITE: WWW.GARRETTCONSULTING.BIZ

August 21, 2007

HAMMM FARMS PROPERTY Future Land Use Amendment

INTRODUCTION

This is a request to change the zoning district from Agriculture (AG) to R3 (Medium High Density, Multiple-Family Residential District) and the existing future land use from AG to Residential (R).

Parcel Identification Number

The parcel identification number for the subject property is: 21-2N-28-0000-00600-0000.

Location

The subject property is located near the northeast corner of Oakland Drive and Kembro Road in Santa Rosa County (see attachment A-1 for vicinity map).

Acreage

The subject property includes 23.805 acres.

Uses

AG: Purpose. This district is designed to provide suitable areas for low density residential development. This district will be characterized by a single-family detached structure and such other structures as are accessory thereto. This district also may include, as specifically provided for in these regulations conditional uses for community facilities and utilities which service specifically the residents of this district, or which are benefited by and compatible with a rural residential and farming environment. Such facilities should be accessibly located and appropriately situated in order to satisfy special requirements of the respective community facilities.

It is the express purpose of this Section to exclude from this district all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in this ordinance and the commercial activities associated with the farming environment.

Permitted principal uses. In this district as a permitted use a building or premises may be used only for the following purposes: Detached single-family residential structures and mobile homes. Accessory structures and facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry, horse and livestock raising, provided all buildings for such accessory uses meet setback requirements for primary buildings.

Density. For residential development, property may be developed at the option of the owner, to a maximum of one (1) dwelling unit per one (1) acre.

23.805 x 1 unit per acre = 24 single-family detached dwelling units.

HAMMM FARMS PROPERTY Future Land Use Amendment

R-3: Purpose. This district is designated to provide suitable areas for medium to high density residential development where sufficient urban services and facilities are available or will be prior to development, or where the extension of such services and facilities will be physically and economically facilitated. It is the intent of these regulations to permit single and two (2) family structures and multiple-family structures within the density range as defined in the district regulations subject to the density range as defined in the district regulations subject to the required provision for open space within the project parcel.

Permitted uses. In this district a building or premises may be used only for the following purposes: detached single-family, zero lot-line, patio homes, cluster homes, duplexes, group homes, attached and detached multiple-family residential structures and accessory structures and facilities. Mobile homes are prohibited.

Density. For residential development, property in this district may be developed, at the option of the owner, to a maximum eighteen (18) units per acre.

23.805 acres – 30% for roads, parking, stormwater, etc. = 16.66 acres x 18 units per acre = 300 multi-family residential dwelling units.

TRAFFIC

This traffic analysis is being presented to ensure that adequate roadway facilities are available now and through the planning timeframe for the maximum allowable use. The traffic analysis adheres to Chapter 5.06 of the Santa Rosa County Land Development Code.

Trip Generation

Trip generation will be calculated based on single-family detached housing and residential condominium/townhouse land uses from the 7th edition of *Trip Generation* by ITE.

Single Family

ITE Code 210: Single-Family Detached Housing

Fitted Curve Equation (p. 269)

$$\ln(T) = 0.92 \ln(X) + 2.71$$

AG: 24 units = 280 weekday enter/exit trips

50% entering / 50% exiting

Multi-Family

ITE Code 230: Residential Condominium/Townhouse

Fitted Curve Equation (p. 367)

$$\ln(T) = 0.85 \ln(X) + 2.55$$

R-3: 300 units = 1,633 weekday enter/exit trips

50% entering / 50% exiting

HAMMM FARMS PROPERTY Future Land Use Amendment

Area of Influence

According to Santa Rosa County Land Development Code Section 5.06.03 A & B [Area of impact of residential land use], development impact on the roadway system shall be evaluated as follows:

- A. From the development to points of ingress/egress to collector or arterial roadways serving the development to roadway segments within the area of impact defined in Section 5.06.03 B.
- B. Area of Impact to be Analyzed, 500 – 1,500 new daily trips: Two miles or to all roadway links where project trips are equal to or greater than 1% of the generalized LOS maximum allowable volume for the roadway at the adopted LOS Standard whichever is greater.

Impacted Roadway Segments

Table 1 below summarizes the potentially impacted roadway segments for the maximum allowable units for the identified area of influence. The information (segment #, on street, from/to, and service volume) in Table 1 was obtained from the Santa Rosa County Road Segment Data report. Project trips were determined by conducting trip distribution based on existing traffic counts (see attachments A-2 thru A-4 for trip distribution data).

TABLE 1 – Impacted Roadway Segments

Seg #	On Street	From/To	Service Volume	1% of Service Volume	R-3 Project Trips (A-3)	R-3 Project Trips ≥ 1%?	R-3 Project Trips within 2 mi?
25	SR 87N	US 90 to SR 89	35,700	357	340	No	Yes
26	SR 87	SR 89 to Whiting Field	35,700	357	850	Yes	Yes
31	SR 89	Hamilton Bridge Rd to SR 87	35,700	357	510	Yes	Yes
34	SR 89	Shell Road to SR 87	13,000	130	92	No	Yes
60	Willard Norris Rd	Chumuckla Hwy to SR 87	14,600	146	153	Yes	Yes
66	Pine Blossom Rd	Willard Norris Rd to SR 89	14,600	146	260	Yes	Yes

Current Level of Service

Table 2 illustrates the baseline conditions for each of the potentially impacted roadway segments for the maximum allowable units. As the table shows, there is an adequate service volume for each of the roadway segments.

TABLE 2 – Current Level of Service

Seg #	On Street	From/To	Existing Traffic	Comm Trips	R-3 Project Trips (A-3)	Total Trips	Service Volume	Seg OK?
25	SR 87N	US 90 to SR 89	18,700	897	340	19,937	35,700	Yes
26	SR 87	SR 89 to Whiting Field	12,437	492	850	13,779	35,700	Yes
31	SR 89	Hamilton Bridge Rd to SR 87	14,800	262	510	15,572	35,700	Yes
34	SR 89	Shell Road to SR 87	2,400	49	92	2,541	13,000	Yes
60	Willard Norris Rd	Chumuckla Hwy to SR 87	7,700	1,724	153	9,577	14,600	Yes
66	Pine Blossom Rd	Willard Norris Rd to SR 89	3,371	15	260	3,646	14,600	Yes

HAMMM FARMS PROPERTY Future Land Use Amendment

Projected Level of Service

Table 3 summarizes the projected roadway impact conditions for 2010 and 2020. The information (the adopted LOS standard, 2010 AADT, and 2020 AADT) in Table 3 was obtained from the Santa Rosa County Comprehensive Plan: Transportation Element Foundation Documentation, Table 4-1A.

Adjusted AADTs were calculated by adding the net trips to the 2010 AADT and the 2020 AADT and rounding to the nearest 100. For example, segment # 25: 19,500 + 282 net trips = 19,782 rounded to 19,800 for 2010 and 23,700 + 282 net trips = 23,982 rounded to 24,000 for 2020. Net trips are being used to project the level of service since the trips allowed for AG/AG would have already been factored into the existing 2010 and 2020 projections. The 2010 and 2020 projections are being adjusted to reflect the additional (net) impact of the change from AG/AG to R-3/R.

For roads that do not have 2010 or 2020 projections, volumes were estimated by rounding the total trips up to the nearest 100 for the 2010 projection. For example, segment # 66: 3,371 existing traffic count + 15 committed trips + 260 R3/R trips = 3,646 total trips rounded to 3,700 for 2010. For the 2020 projection, 1,000 was added to the 2010 volume. For example: 3,700 + 1,000 = 4,700 for 2020.

TABLE 3 – Projected Level of Service

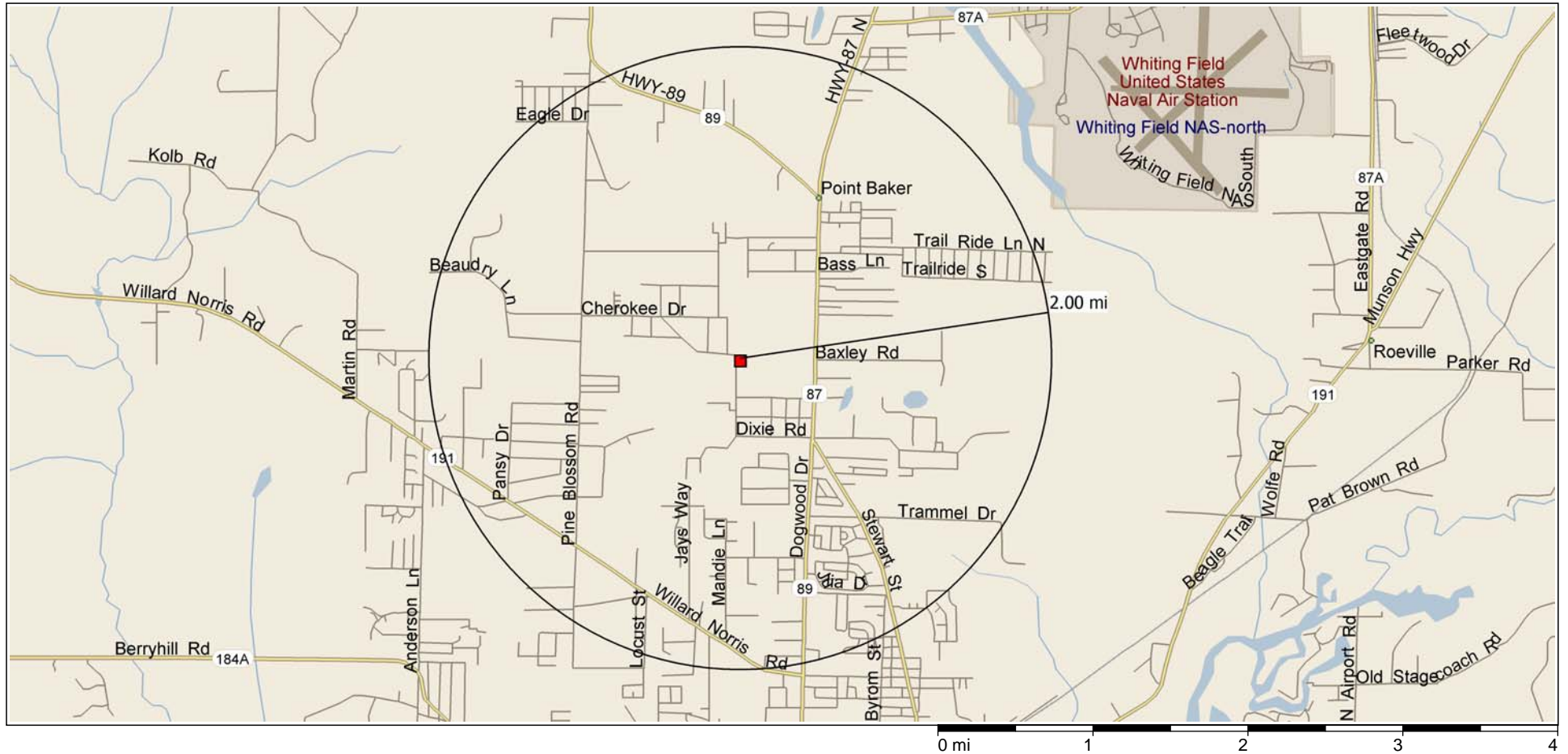
Seg #	On Street	Adopted LOS Std. / (Max. Serv Vol)	2010 AADT / (LOS)	2020 AADT / (LOS)	R-3 Daily Trips (A-3)	AG Daily Trips (A-4)	Net Daily Trips	Adjusted 2010 AADT / (LOS)	Adjusted 2020 AADT / (LOS)
25	SR 87N	E / (35,700)	19,500 / (B)	23,700 / (B)	340	58	282	19,800 / (B)	24,000 / (B)
26	SR 87	D / (35,700)	11,100 / (B)	13,500 / (B)	850	146	704	11,800 / (B)	14,200 / (B)
31	SR 89	E / (35,700)	11,800 / (B)	12,500 / (B)	510	88	422	12,200 / (B)	12,900 / (B)
34	SR 89	D / (13,000)	2,400 / (B)	2,900 / (B)	92	16	76	2,500 / (B)	3,000 / (B)
60	Willard Norris Rd	D / (14,600)	9,700 / (D)	12,400 / (D)	153	26	127	9,800 / (D)	12,500 / (D)
66	Pine Blossom Rd	D / (14,600)	No Count	No Count	260	44	216	3,700 / (C)	4,700 / (C)

As Table 3 illustrates, there is available capacity for each of the roadway segments through the planning timeframe.

CONCLUSION

The maximum allowable units for the proposed zoning and future land use change will not exceed the adopted level of service of the potentially impacted roadway segments now or through the planning timeframe.

Hamm Farm Property - Milton, FL



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HAMMM FARMS PROPERTY FLU

Traffic Split Percentages

SR 87N & Pine Blossom Rd access split

FDOT	Weekday	Weekday	Weekday
2006 Count	Traffic	% of	%
<u>Station #</u>	<u>Count</u>	<u>total</u>	<u>rounded</u>
Pine B. county	3,371	21%	20%
<u>SR 87 9937</u>	<u>12,437</u>	<u>79%</u>	<u>80%</u>
Total	15,808	100%	100%

SR 87N split

FDOT	Weekday	Weekday	Weekday
2006 Count	Traffic	% of	%
<u>Station #</u>	<u>Count</u>	<u>total</u>	<u>rounded</u>
SR 87 9937 n	12,437	34%	35%
SR 89 1506 sw	14,800	40%	40%
<u>SR 87 1508 se</u>	<u>9,600</u>	<u>26%</u>	<u>25%</u>
Total	36,837	100%	100%

SR 87N & SR 89N split north of site

FDOT	Weekday	Weekday	Weekday
2006 Count	Traffic	% of	%
<u>Station #</u>	<u>Count</u>	<u>total</u>	<u>rounded</u>
SR 87N 0114	8,700	78%	80%
<u>SR 89N 0121</u>	<u>2,400</u>	<u>22%</u>	<u>20%</u>
Total	11,100	100%	100%

SR 87 & SR 89 split south of site

FDOT	Weekday	Weekday	Weekday
2006 Count	Traffic	% of	%
<u>Station #</u>	<u>Count</u>	<u>total</u>	<u>rounded</u>
SR 87 1508	9,600	39%	40%
<u>SR 87 1506</u>	<u>14,800</u>	<u>61%</u>	<u>60%</u>
Total	24,400	100%	100%

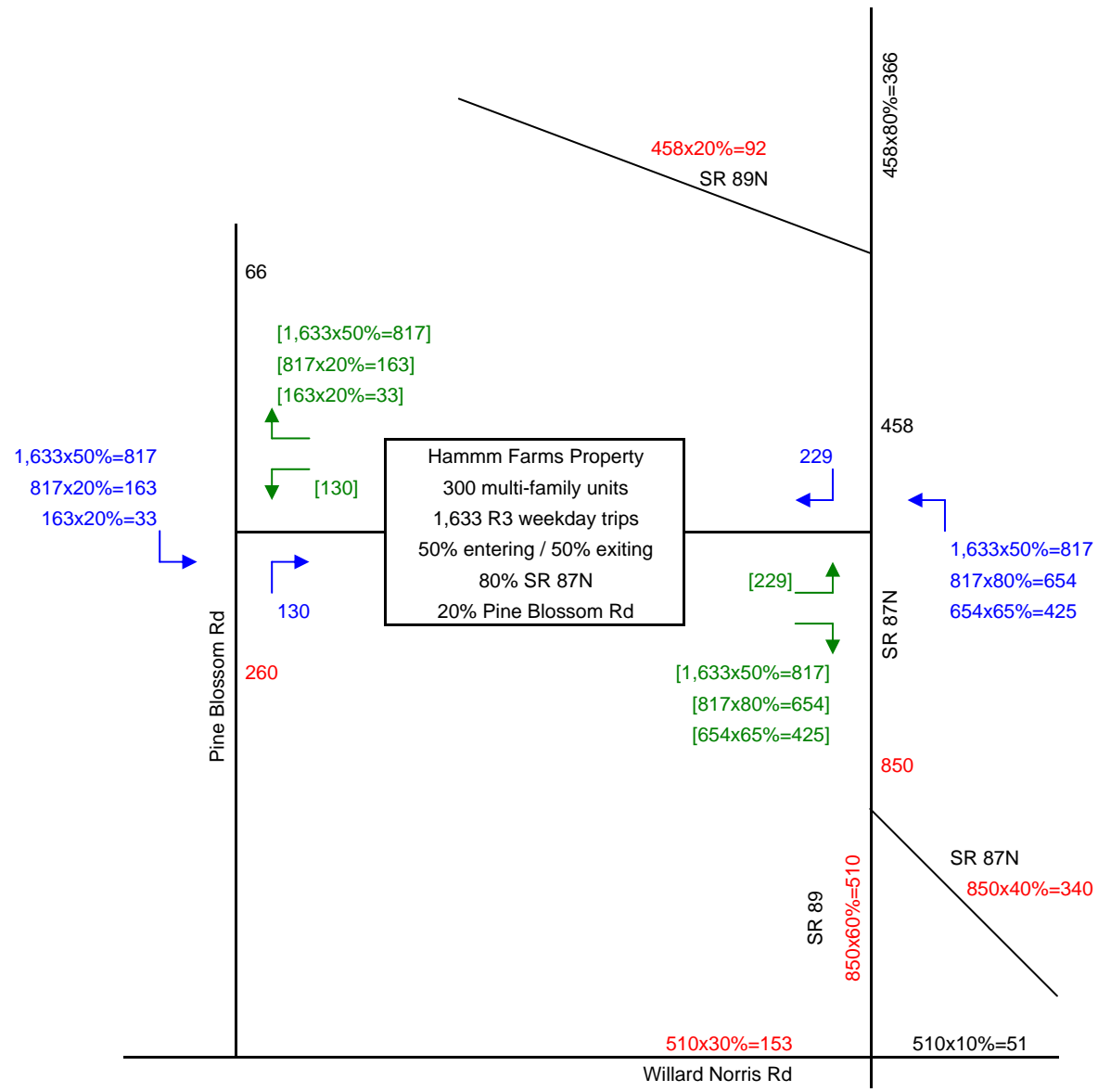
SR 89 & Willard Norris split

FDOT	Weekday	Weekday	Weekday
2006 Count	Traffic	% of	%
<u>Station #</u>	<u>Count</u>	<u>total</u>	<u>rounded</u>
SR 89 5016 s	14,000	57%	60%
W.N. 5025 w	7,700	31%	30%
<u>W.N. 5015 e</u>	<u>2,900</u>	<u>12%</u>	<u>10%</u>
Total	24,600	100%	100%

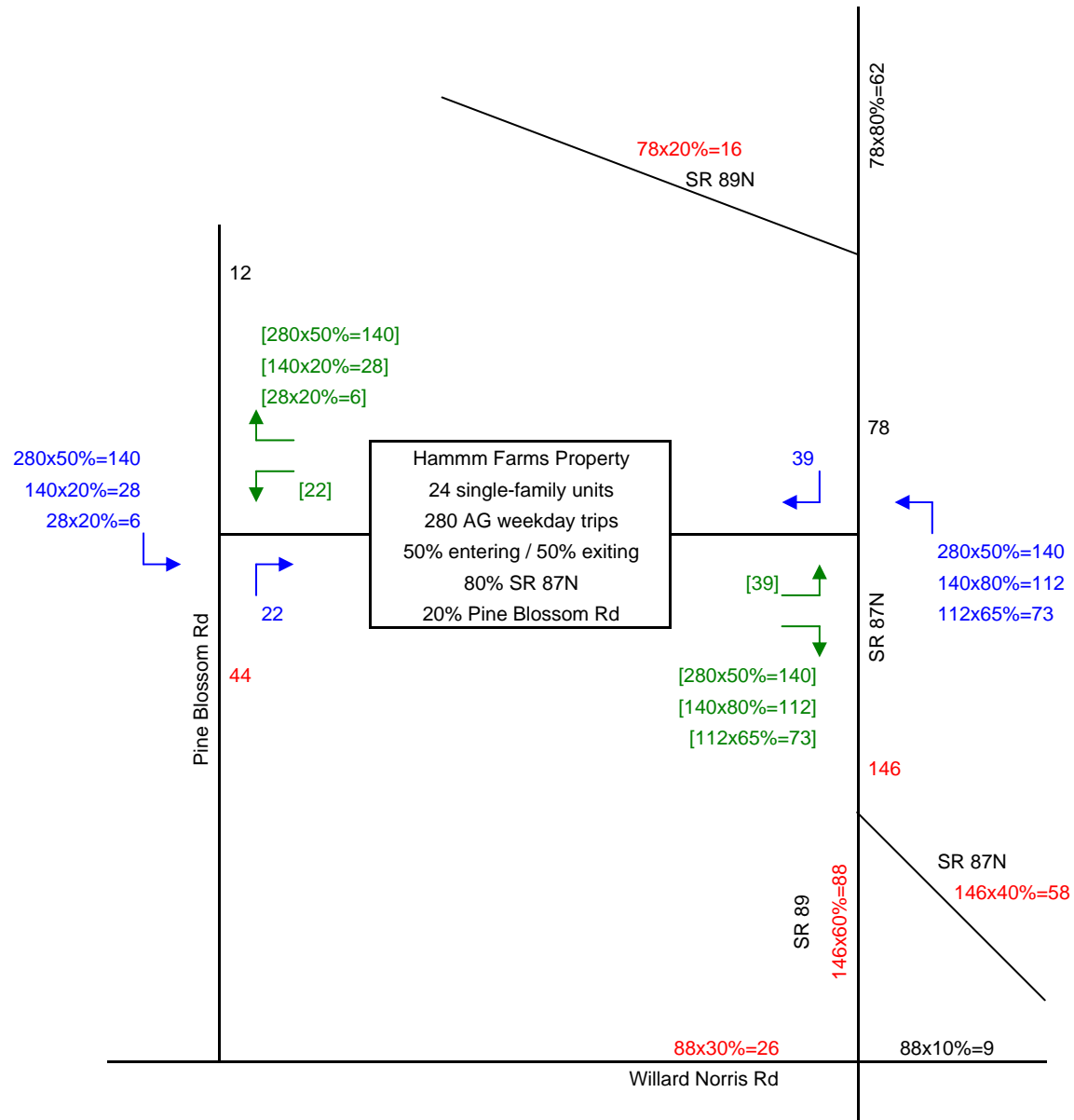
Pine Blossom Rd split

FDOT	Weekday	Weekday	Weekday
Count	Traffic	% of	%
<u>Station #</u>	<u>Count</u>	<u>total</u>	<u>rounded</u>
SR 89 0278 n	2,000	21%	20%
<u>W.N. 1514 s</u>	<u>7,400</u>	<u>79%</u>	<u>80%</u>
Total	9,400	100%	100%

HAMMM FARMS PROPERTY FLU R-3 weekday trip distribution

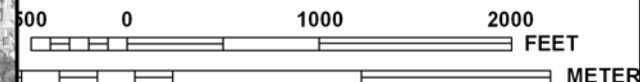


HAMMM FARMS PROPERTY FLU **AG weekday trip distribution**





MAP SCALE 1" = 1000'



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0320G

FIRM

FLOOD INSURANCE RATE MAP

SANTA ROSA COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 320 OF 657

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
MILTON, CITY OF	120276	0320	G
SANTA ROSA COUNTY	120274	0320	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
12113C0320G

EFFECTIVE DATE
DECEMBER 19, 2006

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

**Santa Rosa County
School District**



"A Tradition of Excellence"

John S. "Steve" Ratliff
Assistant Superintendent for Administrative Services
6544 Firehouse Road Milton, Florida 32570-3411

Phone: 850/983-5123

Suncom: 689-5123

Facsimile: 850/983-5115

E-mail: ratliff@mail.santarosa.k12.fl.us

August 22, 2007

Mr. Paul Mcleod
HAMMM Farms, Inc.
8098 Highway 98 N
Milton, FL 32570

RE: 23.8 acres in PARCEL #21-2N-28-0000-00600-0000

Dear Paul:

I have reviewed the proposed zoning change from AG to R-3 on the above referenced parcel and find that sufficient school capacity is planned in the Five-Year Facility Survey to accommodate any additional students generated by the proposed zoning change.

The School District of Santa Rosa County has no objection to the proposed zoning change.

Please be advised that a new inter-local agreement has been adopted as required by Senate Bill 360 and this development could be affected by this agreement at or before the issuance of a development order. This current approval does not relieve the developer of any requirements of Senate Bill 360 or the new inter-local agreement.

The new agreement is on the web at:

<http://www.santarosa.fl.gov/zoning/documents/dcoapproveschoolila100406.pdf>

Feel free to contact me with any questions or concerns.

Sincerely,

John S. "Steve" Ratliff
Assistant Superintendent for Administrative Services

CAW

DISTRICT 1
Diane Scott

DISTRICT 2
E. Hugh Winkles

DISTRICT 3
Diane Coleman

DISTRICT 4
JoAnn J. Simpson

DISTRICT 5
Ed Gray III